



PROVIDENCE

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November 8, 2006

Shon E. Finch
Fairfield Homes
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

**RE: *Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 122 - townhomes
Site Plan Date: received 10/24/06***

Dear Shon:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 122 - townhomes.

Upon review the DRC "**approves**" your Preliminary Project Plan for POD 122 as noted:

- ◆ Please submit Construction Phasing Plan when available.
- ◆ Provide Proposed Pricing for Home Sales when available.
- ◆ In regards to the Preliminary Design of Onsite Drainage Facilities, the drainage must conform to the Master Drainage Study and may be submitted with the Tentative Map submittal.
- ◆ Please submit Preliminary Design of the Entry Landscape when available.
- ◆ Please submit Preliminary Design of Neighborhood Recreation Center when available.

Please note that the review of the site plan for your project for POD 122 was conducted using the development standards and setback criteria for the Medium Density Residential category (up to 25 du/ac) per Section 3.2.1 of the Providence Design Guidelines.

Upon review of the submitted site plan, all of the development standards and setback criteria were met with the exception of the following:

- 1) The required "balcony to balcony" separation of 30 feet is not met in several locations. The worst case scenario is a 24 foot separation between buildings on the interior of the site. We find this scenario acceptable for the following reasons:

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On Pod 122, all buildings meet the minimum 30 feet requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases the balconies are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to the consultants who prepared the Providence Design Guidelines, the intent of Section 3.2.1 was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

- 2) The required "living area or porch to parking" separation of 10 feet is not met in several locations throughout the site. We find this scenario acceptable for the following reasons:

In some cases, a separation of less than 10 feet is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

- 3) The required living area, porch, stoop, and sidewalk setbacks of 10 feet from a property line are not met in two locations along Hualapai Way and Elkhorn Road. In addition, these architectural elements encroach into the adjacent common lots that are held by the Providence Master Home Owners Association. We find this scenario acceptable for the following reasons:

In some cases, a setback of less than 10 feet is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

The encroachment issue will be resolved amongst the Providence Master Developer, the Providence Master HOA, Fairfield Homes and the City of Las Vegas prior to final mapping of this project.

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We approve the above noted deviations based on the justifications given. However our approval of these deviations does not imply the granting of these deviations by the City of Las Vegas. Please follow all City of Las Vegas zoning procedures necessary to ensure appropriate review and approval of these items.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Amber Abel, Calvin Champlin, Bruce Jorgensen, Lenny Badger, Jeff Geen,
Randy Brown – Focus
David Browning – Landtek

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